

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Split Decision Notice

Mr And Mrs S Assinder
C/o Mr Kristian Lawrence
Lawrence and Finley Architects Limited
27 Templar Road
Ashby De La Zouch
LE65 2AD

Details of Application:

Application Ref: 24/00658/DISCON
Proposal: Application to partially discharge condition 4 (Archaeology WSI), and discharge conditions 5 (Construction Traffic Management Plan) and 6 (Landscaping) of planning application 23/01136/FUL
Location: Twycross House School 1 Main Road Twycross

The details submitted with the following conditions are acceptable and the conditions 5 & 6 are hereby DISCHARGED and condition 4 PARTIALLY DISCHARGED to enable works to commence on site:

Condition 4

No development shall take commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and;

o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

C4 Written Scheme of Investigation – Received 3 July 2024

Condition 5

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

C5 Construction Management Plan – Received 3 July 2024

Condition 6

No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

C6 Proposed Landscaping Plan 274_DOC-01-A – Received 23 August 2024

Note to Applicant:

Condition 4 has been PARTIALLY DISCHARGED to enable the archaeological investigations to take place in accordance with the approved WSI. To fully discharge Condition 4 the programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material shall be submitted and assessed. A new application and fee apply.

Conditions 5 & 6 have been discharged and must be implemented in accordance with the condition and the approved documentation.



Christopher Brown MRTPI
Head of Planning

Date: 23 September 2024